



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

Alan Bingham, Chair
Caitlin Hart (Secretary)
Ryan Falvey
Eric Parkes
Anthony Griseto (Alt.)

Mark Sternman, Vice Chair
Dick Bauer
Robin Kelly
Denis (DJ) Chagnon (Alt.)

HISTORIC PRESERVATION COMMISSION MINUTES

Community Room, 3rd Floor, Visiting Nurses Association, 259 Lowell Street
6:40 p.m. on Tuesday, December 18, 2018

Members Present: Dick Bauer, Alan Bingham, Ryan Falvey, Anthony Griseto*, Caitlin Hart, Robin Kelly, Eric Parkes, Mark Sternman. Since eight members of the Commission were present, Dick Bauer stepped down as a voting member of the Commission as he would need to leave the meeting early. Alternate Anthony Griseto voted on the case of 124 Highland Avenue.

Members Absent: D.J. Chagnon

*Alternates

Staff Present: Kristi Chase

Others Present: Tony Barros, Mark Killoren Sr., Warren Fench, Susan & Anton Tutter, Amy Pacheco, Cesar Urranaga, Liz Lyster, Sean O'Donovan.

I. Determinations of Preferably Preserved (STEP 2 IN THE DEMOLITION REVIEW PROCESS)

HPC 2018.106 – 124 Highland Avenue	
Applicant:	Tony Barros & Mark Killoren
Property Owner:	Somerville Post 19, American Legion
Agent:	Sean T. O'Donovan
Application Date:	October 18, 2018
Recommendation:	Significant
Current Status:	Heard on December 18, 2018



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



Discussion:	<p>Sean O’Donovan presented for his clients. Peter Quinn has been working on the plans incorporating many of the Commission’s concerns discussed at the hearing regarding the significance of the building. These include the various memorials. They are attempting to meet the traffic and parking concerns, zoning requirements and SomerVision in the design of the building. They would continue to meet with the Ward 3 Alderman and the neighbors to reach a mutually acceptable design for the new building. The developer has contract obligations to Post 19 to ensure they can stay on in their location.</p> <p>Post Commander Mark Killoren stated that the Post wants to stay where they are. They have a good rapport with the developer. If the Post were to relocate, he has no idea whether the Post would be able to continue in another location.</p> <p>A letter of support of the Commission’s determination of significance and the need to develop a Memorandum of Agreement expeditiously from Ward 3 Alderman Ben Ewen-Campen was read into the record.</p> <p>Cesar Urranaga, Amy Pacheco and Anton Sutter all said they supported the development plans but felt that the building should be closer to the street and away from the houses on Oxford Street. It would be optimal to move the original building forward on the lot although that may not be feasible.</p> <p>Alan Bingham reiterated the significance of the Post 19 and the historic essence of the building which was determined important for mainly for cultural and social reasons as well as its architecture to the City of Somerville. The Commission followed the National Park Service criteria in making the determination.</p> <p>Anton Tutter noted that 17 units were proposed which could be smaller and allow for more of the original structure to be retained in its original location.</p> <p>Eric Parkes was concerned that the Post would have adequate space to continue their mission and to serve as a repository for their historic objects. Mark Killoren noted that the building was now host to the Logan Post who had moved there from their location on Broadway. The developer confirmed that Post 19 would have equivalent if not more space in the new design.</p> <p>Alan Bingham reviewed the process for the development of a Memorandum of Agreement once a determination of ‘preferably preserved’ is found.</p>
Decision:	The Commission voted unanimously (7-0) to agree with the previous findings of significance and to determine that the building is preferably preserved.

II. Other Business

- HPC Minutes

The 11/27/2018 HPC minutes were approved ((Dick Bauer, Alan Bingham, Ryan Falvey, Caitlin Hart, Robin Kelly, Mark Sternman) 6-0-1(Eric Parkes)).*

- CPA HPC projects



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



Dick Bauer, chair of the Community Preservation Committee (CPC), noted that the CPC had wrapped up giving its awards for FY19 this month (December). Awards to historic preservation projects included: about \$500,000 to Cross Street Baptist Church for roof, masonry, and next phase of accessibility upgrades; about \$100,000 to the Somerville Museum; about \$120,000-\$150,000 to the church across from Trull Lane; about \$70,000 to the Somerville Library for the restoration and relocation of its historic wood bas relief; about \$35,000 to the Elizabeth Peabody House for a planning study. Awards to open space projects included: about \$1 million to Art Farm.

Dick Bauer also reminded the Historic Preservation Commission (HPC) that the CPC would be losing 4 members for 2019, and that his term on the CPC would end in December 2019. For that time, the HPC will need to select a new representative for the HPC to sit on the CPC.

Dick Bauer noted that the Armory's CPA application for window repair was withdrawn. It was discovered that at the time of the Armory's most recent sale, a preservation restriction was not put on the structure/property by the Massachusetts Historical Commission (MHC). It was previously believed that MHC had put a preservation restriction on the property. Now, MHC says it is too late to do so, and the structure's owners, Arts in the Armory, don't want a preservation restriction. They withdrew their application for CPA funds. Because the Armory is a significant building in the city and is currently unprotected, Dick Bauer recommended that the city place it in a local historic district (LHD) to protect it. Dick asked preservation staff, Kristi Chase, what it would take to do so. As a result, the HPC formed a committee with the minimum of four members (needed for a quorum and to make regular public meetings possible). The committee members are Dick Bauer, Robin Kelly, Alan Bingham, and Mark Sternman. Dick moved that the HPC create the study committee and direct staff to begin the LHD process. The HPC voted in favor 7-0.

Dick Bauer then stepped down from the HPC quorum, before the discussion of Preferably Preserved, as he was unsure that he would be able to stay for the remainder of the meeting.

Planning Grant to LHD Properties – Flow Chart

Alan Bingham gave an overview of the process for the grants with a maximum of \$15,000 toward any one property. A study Committee was set up: Dick Bauer, Robin Kelly, Mark Sternman and Alan Bingham. The Commission voted unanimously (7-0) to direct Staff to continue the process.

- Union Square Local Historic District

This was not discussed due to the absence of the Staff working on the project.

- GLX MOA Extension

The Commission unanimously (7-0) to extend the MOA with the GLX.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



III. Completed Staff Reviews – Listed for informational purposes

HPC 2018.111 – 34 Spring Street	
Applicant:	Rick Fallone
Property Owner	Lois Kennedy
Description	<i>Reroof back addition of building</i>
Current Status:	Certificate of Non-Applicability - Repairs issued November 15, 2018

HPC 2018.112 – 25 Russell Street	
Applicant:	Abraham Gordillo
Property Owner	Diane Asadorian
Description	<i>Repair slate roof.</i>
Current Status:	Certificate of Non-Applicability - Repairs issued on December 10, 2018

Reports and plans are available on the City of Somerville website at archive.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions and on the third floor of City Hall at 93 Highland Avenue. Cases may be continued to a later date(s); therefore, check the agenda on the website 48 hours in advance of the meeting or call (617) 625-6600 x2500 to inquire if specific cases will be heard. Continued cases will not be re-advertized, but will be listed on the agenda. Interested persons may provide comments to the Historic Preservation Commission at the public hearing, by email to historic@somervillema.gov, by fax to (617) 625-0722, or by mail addressed to the Somerville Historic Preservation Commission.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

